

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Cloudland Drive Paving Project
Tax ID # 21-14-10- B-0070

PERPETUAL EASEMENT FOR SLOPE AND DRAINAGE

THIS PERPETUAL EASEMENT, made and executed this 14th day of April 2009, by **ANDREW B. OSEROFF and CAROL E. OSEROFF, husband and wife**, whose post office address is 3051 Cloudland Drive, Tallahassee, Florida 32312, as Grantors, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant unto Grantee, its successors and assigns, a non-exclusive perpetual easement in, over, under, on, and through the following described land for the purpose of accessing, clearing, excavating, grading, constructing, and maintaining an underground drainage system and for slope stabilization as needed to maintain in perpetuity the improvements constructed by Grantee adjacent to said lands in connection with the Cloudland Drive Paving Project, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever; and Grantors will defend the title to said lands against all persons claiming by, through, or under Grantors, and Grantors will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantors which interferes with the rights granted to Grantee pursuant to this instrument.

IN WITNESS WHEREOF, Grantors have caused these presents to be duly executed the date first above written.

Signed, sealed and delivered
in the presence of:

Rose Sutton (signature)

(printed name)

Andrew B. Oseroff
ANDREW B. OSEROFF

Madelyn Johnson (signature)
Madelyn Johnson (printed name)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on this 14th day of April 2009, by Andrew B. Oseroff, who is personally known to me, or has produced _____ as identification.



NOTARY PUBLIC

Signature Madelyn Johnson
Typed or printed name _____
My Commission expires _____

Signed, sealed and delivered
in the presence of:

Rose Sutton (signature)

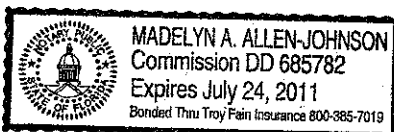
(typed or printed name)

Carol E. Oseroff
CAROL E. OSEROFF

Madelyn Johnson (signature)
Madelyn Johnson (typed or printed name)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on this 14th day of April 2009, by Carol E. Oseroff, who is personally known to me, or has produced _____ as identification.



NOTARY PUBLIC

Signature Madelyn Johnson
Typed or printed name _____
My Commission expires _____

EXHIBIT "A"**Page 1 of 4**

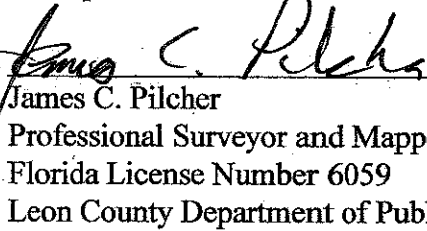
Commence at a concrete monument marking the southeast corner of Section 14, Township 1 North, Range 1 West, Leon County, Florida (Florida Department of Natural Resources Certified Corner Record Document Number 13275). Thence run North 00 degrees 06 minutes 21 seconds East 1326.73 feet along the East boundary of Section 14 to the North right-of-way boundary of Fulton Road; thence along said right-of-way boundary North 89 degrees 52 minutes 02 seconds West 278.58 feet to a point on the East right-of-way boundary of Sharer Road; thence Continue North 89 degrees 52 minutes 02 seconds West 30.58 feet to a point on the centerline of Sharer Road; thence along said centerline North 00 degrees 25 minutes 26 seconds West 2298.92 feet to the point of intersection with the centerline of Mays Road; thence along said centerline South 86 degrees 17 minutes 00 seconds West 183.87 feet to a point of curve to the left; thence along said curve through a central angle of 21 degrees 59 minutes 59 seconds with a radius of 1146.28 feet for an arc distance of 440.13 feet (chord of said curve being South 75 degrees 17 minutes 00 seconds West 437.43 feet); thence South 64 degrees 17 minutes 00 seconds West 42.85 feet to a point of curve to the right; thence along said curve through a central angle of 09 degrees 26 minutes 00 seconds with a radius of 1910.08 feet for an arc distance of 314.49 feet (chord of said curve being South 69 degrees 00 minutes 00 seconds West 314.13 feet); thence South 73 degrees 43 minutes 00 seconds West 33.39 feet to the point of intersection with the centerline of Cloudland Drive; thence along said centerline North 11 degrees 53 minutes 53 seconds East 121.03 feet to a point of curve to the left; thence along said curve through a central angle of 21 degrees 52 minutes 45 seconds with a radius of 583.39 feet for an arc distance of 222.77 feet (chord of said curve being North 00 degrees 57 minutes 31 seconds East 221.42 feet) to a point of compound curve; thence along said curve through a central angle of 21 degrees 00 minutes 47 seconds with a radius of 577.33 feet for an arc distance of 211.73 feet (chord of said curve being North 20 degrees 29 minutes 15 seconds West 210.55 feet); thence North 30 degrees 59 minutes 39 seconds West 321.06 feet; thence North 28 degrees 50 minutes 15 seconds West 506.03 feet; thence leaving said centerline North 61 degrees 09 minutes 45 seconds East 30.00 feet to a point on the northeasterly right-of-way boundary of Cloudland Drive, said point being the POINT OF BEGINNING. From said POINT OF BEGINNING thence along said right-of-way boundary North 28 degrees 50 minutes 15 seconds West 116.05 feet; thence leaving said right-of-way boundary run North 83 degrees 40 minutes 11 seconds East 43.24 feet; thence South 28 degrees 50 minutes 15 seconds East 97.31 feet; thence South 58 degrees 01 minutes 43 seconds West 40.00 feet to the POINT OF BEGINNING, containing 0.10 acres, more or less.

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No abstract of title or title opinion provided. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

A Sketch of Description attached as Exhibit "A", Page 3 of 4, Page 4 of 4 and by reference incorporated herein. This description is not complete without the attached sketch and the attached sketch is not complete without the description.

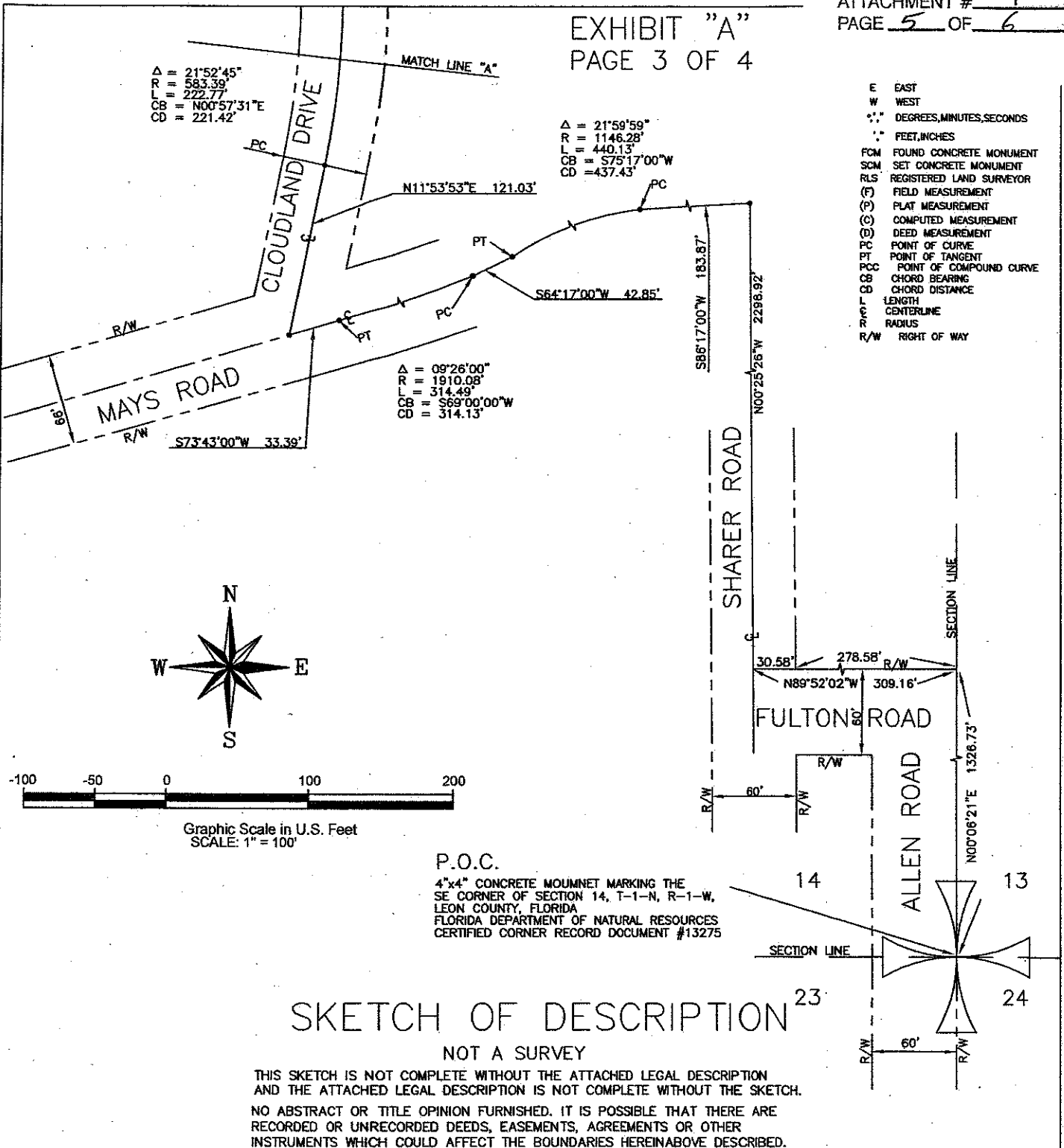
This description meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 Florida Administrative Code pursuant to Section 472.027 Florida Statutes.


James C. Pilcher
Professional Surveyor and Mapper
Florida License Number 6059
Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

4/6/09
Date

Not valid without the signature and original raised seal of the above signing surveyor

EXHIBIT "A"
PAGE 3 OF 4



Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK:	DATE of DRAFTING: 3-24-2009	DRAWN BY: D.K.	REVISION:
FIELDBOOK No.	FILE OSEROFF.DWG	CHECKED BY: J.P.	REVISION:

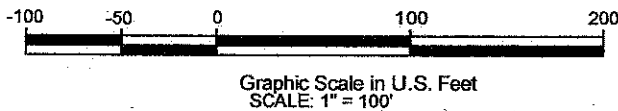
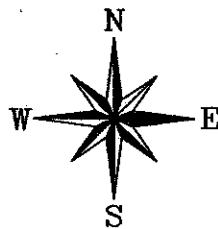


PREPARED BY:
LEON COUNTY PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING SERVICES
SURVEY AND RIGHT-OF-WAY SECTION
2280 MICCOSUKEE ROAD
TALLAHASSEE, FL 32308
Phone (850) 488-8003
Fax (850) 488-1260

EXHIBIT "A"
PAGE 4 OF 4

LEGEND

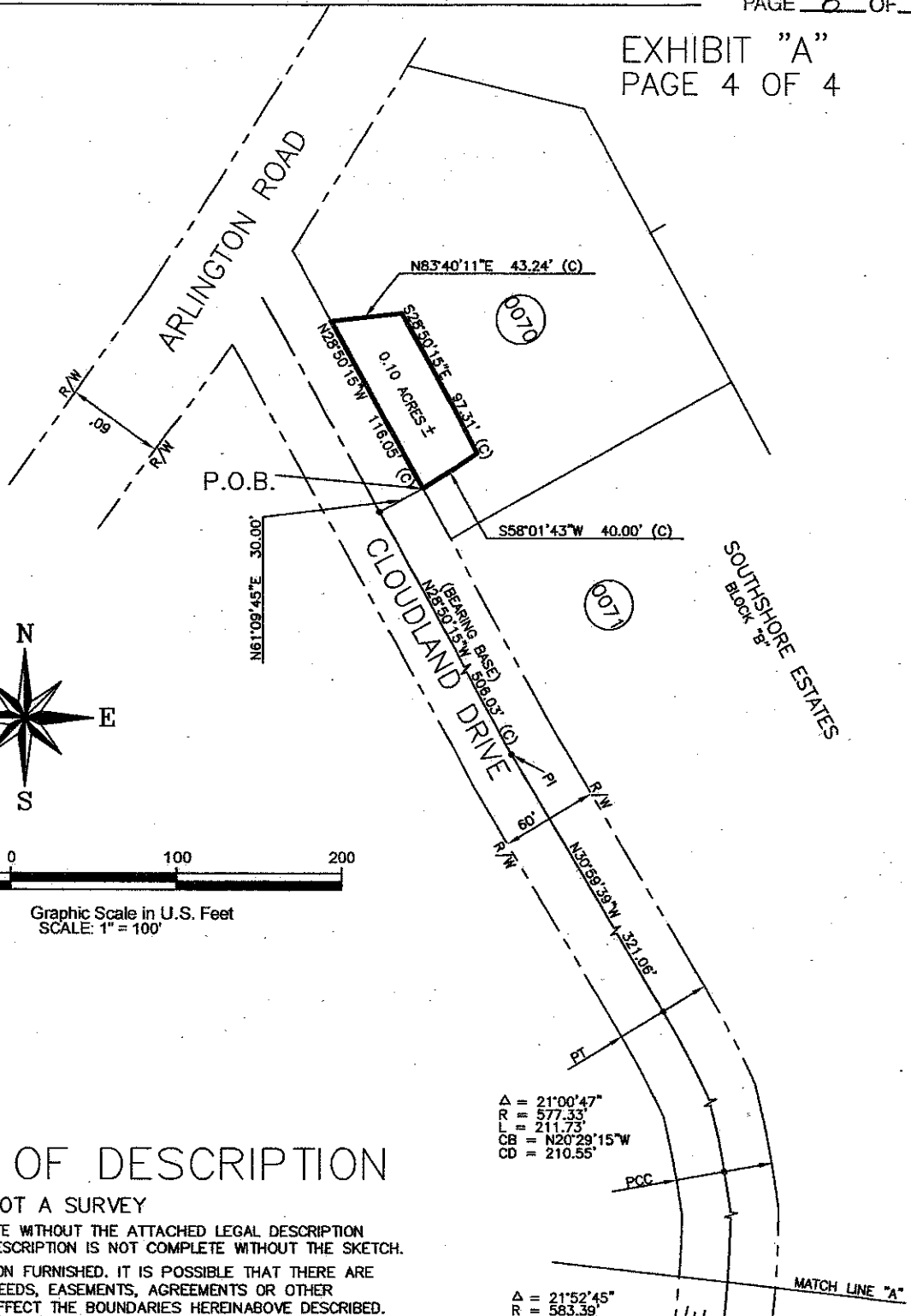
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
N NORTH
S SOUTH
E EAST
W WEST
° ' " DEGREES, MINUTES, SECONDS
'- FEET, INCHES
FCM FOUND CONCRETE MONUMENT
SCM SET CONCRETE MONUMENT
RLS REGISTERED LAND SURVEYOR
(F) FIELD MEASUREMENT
(P) PLAT MEASUREMENT
(C) COMPUTED MEASUREMENT
PC POINT OF CURVE
POC POINT OF COMPOUND CURVE
CB CHORD BEARING
CD CHORD DISTANCE
L LENGTH
R RADIUS
R/W RIGHT OF WAY
PT POINT OF TANGENT
CL CENTERLINE



SKETCH OF DESCRIPTION

NOT A SURVEY

THIS SKETCH IS NOT COMPLETE WITHOUT THE ATTACHED LEGAL DESCRIPTION AND THE ATTACHED LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH. NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THAT THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.



Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

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